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TRANSFER
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WARRANTY DEED
Statutory Short Form

027199

I, **FRED SHAFFER, JR.**, of Washington, County of Knox, State of Maine, for consideration paid, grant and convey to **CARLTON L. JONES and ROBERT S. IRETON-HEWITT** of Morrill, County of Waldo, State of Maine, whose mailing address is 13 Weymounth Road, Morrill, ME 04952, as joint tenants, with Warranty Covenants, the real estate described as follows:

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A certain lot or parcel of land, together with the buildings and improvements located thereon, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at an iron pin set in the ground in the west line of Water Street at a point about thirty-seven (37) feet northerly from the intersection of the north line of Bushey Lane with the west line of Water Street; thence westerly along the north line of land now or formerly owned or occupied by one Lessard and by one Paradis about eighty-six and four tenths (86.4) feet to an iron pin; thence northerly about thirty-six and six tenths (36.6) feet to an iron pin driven in the ground in the southerly line of land now or formerly owned or occupied by one Letorneau; thence easterly about eighty-nine and three tenths (89.3) feet to an iron pin in the west line of Water Street; thence southerly in the west line of Water Street thirty-six (36) feet to the point of beginning.

EXCEPTING AND RESERVING, however, from the above described premises a right of way ten (10) feet wide along the south boundary of this parcel from Water Street to the property immediately in the rear of this parcel, known and numbered as No. 125 Water Street, which right of way is referred to in a deed from Evelyn Marshall to Francis Poirier, Jr. and Shirley A. Poirier, dated September 10, 1958, and recorded in the Kennebec County Registry of Deeds in Book 1228, Page 310, to which reference is hereby made for a more particular description of said right of way. Also reserving the use of a strip of land five (5) feet wide along the southern boundary of this lot and adjoining the north boundary of land now or formerly of one Paradis which five (5) foot strip is reserved for the purpose of servicing the house thereon.

Another certain lot or parcel of land, together with the buildings and improvements located thereon, situate on the west side of Water Street in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at an iron pin set in the ground in the north line of land belonging now or formerly to Evelyn Marshall which iron pin is about eighty-nine and three tenths (89.3) feet westerly of the west line of Water Street; thence southerly about thirty-six and six tenths (36.6) feet to an iron pin in the north line of land now or formerly of one Paradis; thence westerly about sixty-two (62) feet to an iron pin in the north line of land now or formerly of one Noel; thence northerly about thirty-seven and two tenths (37.2) feet to a cedar post; thence easterly about sixty-two and six tenths (62.6) feet to the point of beginning. Together with the right of way ten (10) feet wide along the south boundary of land belonging now or formerly to the said Evelyn Marshall from the parcel above described for passage by vehicles and foot, telephone and telegraph wires, water and sewer pipes and conduits.

EXCEPTING AND RESERVING, however, the use of a strip of land five (5) feet wide along the southern boundary of the lot above, and adjoining the north boundary of land now or formerly of one Paradis which five (5) foot strip is reserved for the purpose of servicing the house thereon.

Being the same premises conveyed to Fred Shaffer, Jr., by Warranty Deed from Daniel L. Elliott and Karen M. Elliott dated April 23, 1999, and recorded in the Kennebec County Registry of Deeds in Book 5932, Page 71.

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WITNESS my hand and seal this 6th day of August, 2003.

Signed, Sealed and Delivered
in the presence of:

William P. Dubord

Fred Shaffer, Jr.
Fred Shaffer, Jr.

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: August 6, 2003

Then personally appeared the above named Fred Shaffer, Jr., and
acknowledged the foregoing instrument to be his free act and deed.

Before me,



William P. Dubord

Notary Public

Print

Name: _____

WILLIAM P. DUBORD

Attorney At Law

~~Notary Public~~

My Commission Expires 6/26/2008

RECEIVED KENNEBEC SS.

2003 AUG 11 AM 9:00

ATTEST: Buffy B. Hildrey
REGISTER OF DEEDS